

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

444 WESTMINSTER STREET

PROVIDENCE, RHODE ISLAND 02903

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Tuesday, November 1, 2011 at 5:30 P.M. and 7:00 P.M when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

5:30 P.M.

On September 26, 2011, the Board continued the following matters for hearing:

DONALD SHEIN: 17 Royal Street, Lot 305 on the Tax Assessor's Plat 5 located in a Residential R-3 Three-Family Zone. The applicant is seeking relief from the Board to eliminate and remove that certain condition as imposed by the Board pursuant to Section 903.7 and as contained in the Board's Resolution No. 9543, dated February 4, 2011,

which requires the subject property to be used as a parking lot to support the adjacent commercial building at 845 North Main Street.

PRI XII, LP: 133 Fountain Street (at Sabin & Mathewson Streets), Lot 422 on the Tax Assessor's Plat 25 located in a Downtown D-1 Central Business Zone and the Douncity Overlay District; the applicant is seeking use and dimensional variances from Sections 303-use code 64.1(Footnote 5), 502.5, 502.5(A), 502.5(B), 502.5(D), 502.5(E) and 502.5(F) to demolish the existing building and to use the subject property for a surface parking lot as a transitional use. The lot in question contains approximately 22,796 square feet of land area.

On September 27, 2011, the Board continued the following matter for further details:

MARIA TERESA DUARTE VILLAROEL: 55 Academy Avenue (corner Kepler St.), Lot 426 on the Tax Assessor's Plat 65 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use codes 41, 42, 43, 44 & 56 pursuant to Section 200. There are three (3) existing structures located on the subject property, a two (2) family dwelling and a garage, and third structure, a commercial building located directly at the corner of Academy Avenue and Kepler Street, which is the subject of this request. This application seeks a use variance for the proposed use of that commercial building only for use code 41 (finance, insurance and real estate services limited to insurance carrier, personal credit agency, real estate agent, real

estate developer, security and commodity trading service); use code 42 (personal service limited to apparel repair, alteration and cleaning pickup service, barber and beauty service, tanning salon, photographic service, self-service laundry and drop-off cleaning service with a maximum of two 60 pound dry cleaning machines, shoe repair service, health club, and excluding funeral home and massage parlor); use code 43 (limited business service restricted to advertising agency, business office, credit reporting and collection service, interior designer, photocopy, duplication, mailing and stenographic service, private employment service, research and development of related activities, watch, clock and jewelry repair service); and use code 44 (blue printing and copy service, building maintenance service, catering service, cleaning establishment including on premises dry cleaning, news syndicate service, pawn shop, radio & TV electrical and appliance repair service, upholstery or re-upholstery and furniture repair service); and use code 56 retail trade neighborhood establishment of 2,500 gross floor area or less and limited to apparel and accessories, household appliances, art supplies, bakeries, books, newspapers and periodicals (new or used), cameras and photographic supplies (new or used), confectionery, coin or stamp shop (new or used) custom tailoring, dairy products, drug store, fabric store, floor covering-retail, florist, fruits and vegetables-retail, gift shop, groceries and delicatessens-retail, hobby shops, home furnishings and equipment, jewelry-retail, liquor store, meat and fish-retail, musical instruments and supplies-retail, neighborhood restaurant/spa, office supplies or equipment,

stationery or art supplies, pet store, radio/television, audio/video and computer equipment sales and/or rental, shoe store, sporting goods and bicycles, and variety store. The lot in question contains approximately 5,349 square feet of land area.

NEW MATTERS

MARPRO, LLC, OWNER AND JAMES T. MARASCO, LESSEE: 611 & 617 Smith Street, Lots 174 & 175 on Tax Assessor's Plat 120 located in a General Residence R-G Zone; to be relieved from Sections 604.3 and 607.1 pursuant to Section 200 in the proposed installation of a 41" x 34" freestanding sign attached to two (2) poles 61 inches in height (66 inches above the ground at the sign's highest point) located in the front yard of Lot 175, which contains a professional office and 2 dwelling units. The applicant seeks a dimensional variance from regulations governing signs: maximum sign area, sign height, front yard setback and minimum street frontage. The lots in question together contain approximately 10,800 square feet of land area.

BETHANY MARTONE: 575 Academy Avenue (corner Wabun Ave.), Lot 84 on Tax Assessor's Plat 83 located in a Residential Single-Family R-1 Zone; to be relieved from Section 201.6 pursuant to Section 200 in the proposed expansion of the existing third floor dwelling unit into the fourth level, which would support additional living space for said dwelling unit only. The applicant seeks a

dimensional variance in order to expand this nonconforming use in the R-1 district. The lot in question contains approximately 4,951 square feet of land area.

7:00 P.M.

JOHN AND KIMBERLY ZWETCHKENBAUM: 180 Blackstone Boulevard, Lot 221 on Tax Assessor's Plat 40 located in a Residential Single-Family R-1 Zone; to be relieved from Sections 202.4, 304 and 403(E) in the proposed construction of a 23'3.5" x 11'3" addition to the north side of the existing single-family dwelling. The proposed addition would support a kitchen expansion and mudroom connected to the existing detached garage. The applicant seeks a dimensional variance from regulations governing side and rear yard setbacks. The lot in question contains approximately 10,000 square feet of land area.

SLATER ASSOCIATES, OWNER AND BASHA RESTAURANT & BAR, INC., D/B/A KARTA BAR, APPLICANT: 278-284 Thayer Street (284 Thayer Street), Lot 301 on Tax Assessor's Plat 10 located in a General Commercial C-2 Zone and within an Educational Institution I-2 District. The applicant seeks a special use permit pursuant to Section 303-use code 58 in accordance with Section 200 to include entertainment within the existing restaurant. The lot in question contains approximately 4,423 square feet of land area.

LARISA ENTIN: 150 University Avenue, Lot 394 on the Tax

Assessor's Plat 39 located in a Residential Two-Family R-2 Zone; to be relieved from Sections 704.2(A) and 704.2(D) pursuant to Section 200 in the proposed construction of a second driveway with curb cut at the southeast corner of the front yard of the existing two-family structure in order to provide one additional parking space on the property. The applicant seeks a dimensional variance from regulations governing the front yard paving restriction and number of curb cuts. The lot in question contains approximately 3,028 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON TUESDAY, NOVEMBER 1, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL MARTES, NOVIEMBRE 1, 2011.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 680-5376

Pcarnevale@providenceri.com

YEAR 2011

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Monday, January 10 and 24, 2011 - cancelled

Monday, February 14 - cancelled and 28, 2011 - rescheduled

Monday, March 14, Wednesday, March 16 and Monday, March 28, 2011

Monday, April 11, Wednesday, April 20 and Monday, April 25, 2011

Monday, May 9 and Wednesday, May 25, 2011

Monday, June 13, 2011

Monday, July 27, 2011

No Meetings in August

Monday, September 26, 2011

No Meetings in October

Monday, November 1 and 28, 2011

Monday, December 12 and Tuesday, December 27, 2011

Any change in dates will be noticed in writing and/or e-mail to the

**Office of the Providence City Clerk and the Office of the Rhode Island
Secretary of State.**

**Meetings may be continued from day to day and time to time at the
discretion of the Zoning Board of Review.**

Peter D. Carnevale

Secretary

(401) 680-5376 and/or e-mail at Pcarnevale@providenceri.co